



**CITY OF LONG BEACH**  
DEPARTMENT OF COMMUNITY DEVELOPMENT

**C-8**

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

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CITY OF LONG BEACH  
LONG BEACH, CALIF.

September 25, 2001

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**SUBJECT: Lease With Amusement Industries, Inc., a California Corporation, for Office Space Located at 1320 Gaviota Avenue for Use as a Community Police Center (District 6)**

**DISCUSSION**

Since its opening in October 1997, the Anaheim Corridor Community Police Center (Center), located at 1206 E. Anaheim Street, has become an important resource to the neighborhood by providing area residents more convenient access to the Police Department, by facilitating referral of requests to other City departments, and by providing a location for community meetings.

The Center is staffed by two retired Long Beach police officers, residents from the MacArthur Park and St. Mary's Neighborhood Improvement Strategy (NIS) areas, and Spanish-speaking and Khmer-speaking community workers. The residents volunteer at least 10 hours of their time per week to operate the Center, which is open for 38 hours per week. The retired police officers are compensated for their time through the Police Department, and the community workers are compensated through the Neighborhood Services Bureau in Community Development. Community Development also provides the funds for the lease payments.

The lease at 1206 E. Anaheim Street expired on June 20, 2001 and the City has maintained its occupancy on a month-to-month status. Due to the numerous substandard conditions existing in the building, staff has identified more suitable office space a short distance away at 1320 Gaviota Avenue. City Council approval of the recommended action would relocate the Center from 1206 East Anaheim Street to 1320 Gaviota Avenue.

The proposed lease contains the following major provisions:

- **Premises:** Approximately 1,100 square feet of office space located at 1320 Gaviota Avenue.
- **Lease Term and Extension Options:** The lease would be two years from the date of occupancy (proposed to be October 1, 2001) and the City will have a one-year extension option. The City will have the ability to terminate the lease with two months notice in the event that funding for this program is no longer available.
- **Rent:** Rent will be \$1,000 (\$0.91 per square foot) per month for the entire term. The rent will be \$1,050 (\$0.96 per square foot) per month during the option term, if any.
- **Tenant Improvements:** The City will receive approximately \$4,600 in tenant improvements. In the event that the City terminates the lease during the initial lease term, the City will reimburse the landlord for the unamortized tenant allowance.
- **Utilities:** The City will be responsible for its own utilities costs, including water, gas, phone, and electricity.

The Landlord will be responsible for payment of broker's fees to T.F. Merrick, who represented the City on this lease negotiation.

This item was reviewed by Principal Deputy City Attorney Michael J. Mais on August 29, 2001 and Budget Bureau Manager Annette Hough on August 30, 2001.

#### **TIMING CONSIDERATIONS**

City Council action on this matter is requested on September 25, 2001 so as to complete the transaction as quickly as possible in order to obtain more functional office space for this program.

#### **FISCAL IMPACT**

Due to the new location, the annual rent will increase from \$8,400 to \$12,000. Sufficient funds have been budgeted in Community Development Grants Fund (SR 150) and in the Department of Community Development (CD) to support this activity. There is no impact on the General Fund.

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IT IS RECOMMENDED THAT THE CITY COUNCIL:


Authorize the City Manager to execute a lease with Amusement Industries, Inc., a California Corporation, for office space located at 1320 Gaviota Avenue for use as a community police center for a term of two (2) years at an initial annual cost of \$12,000.

Respectfully submitted,



MELANIE S. FALLON  
DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED:



HENRY TABOADA  
CITY MANAGER

MSF:RMS:VLA:nb  
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